



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 8

Zoning Commission Recommendation:

Approved by a vote of 8-0

Opposition: None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <u>X</u>	No ___
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1417 Belzise Terrace Mapsco: 77M

Proposed Use: Single-family

Request: From: "B" Two-Family
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site ----contains a single-family home and is located on the corner of Belzise Terrace and Kelly Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 0.31 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "A-5" One-Family / vacant
- South "B" Two-Family; "FR" General Commercial Restricted / single-family
- West "A-5" One-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Hillside Morningside NA
Parker Essex Boaz NA
East Fort Worth Business Assoc.
Streams & Valleys
Southside Preservation Association
Southeast Fort Worth Inc.

Near Southeast CDC
Morningside/Hillside Crime Watch
COPS
United Communities Association
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Belzise Terrace	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily vacant and single-family. Based on the surrounding land uses, the proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

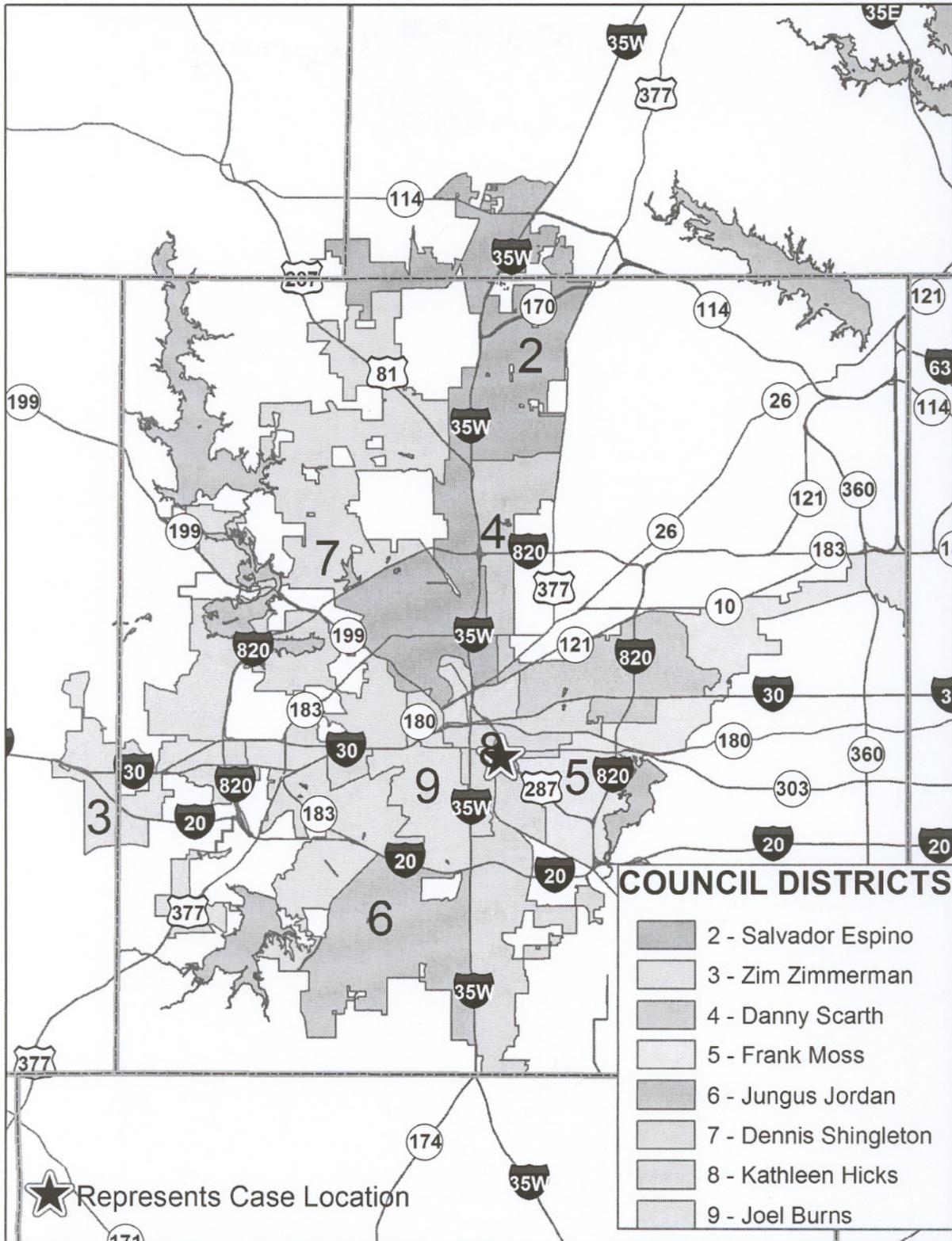
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

FORT WORTH



ZC-11-079

Location Map



★ Represents Case Location



5 2.5 0 5 Miles



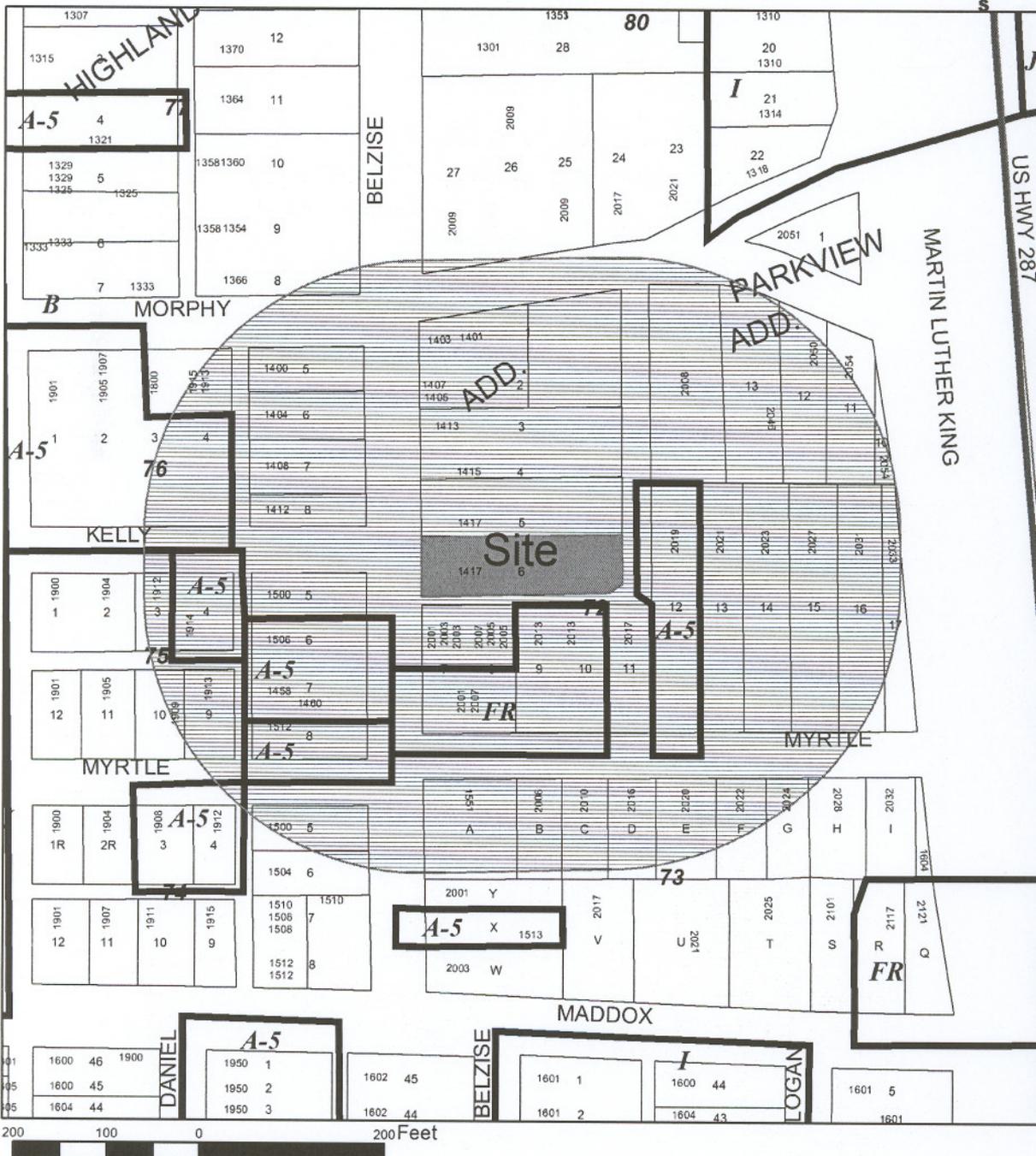
ZC-11-079

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1417 Belzise Terrace
 Zoning From: B
 Zoning To: A-5
 Acres: 0.31475536
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 09/14/2011
 Contact: 817-392-8043



 300 Ft. Buffer





1417 Belize Terrace

Future Land Use

ZC-11-079



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





Aerial Photo Map



Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

16. ZC-11-078 City of Fort Worth Planning & Development (CD 8)- 3216 East First Street (Riverside Addition, Block 7, Lot 4E12 ½'3-W1/2'5, 0.24 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

17. ZC-11-079 City of Fort Worth Planning & Development (CD 8)- 1417 Belzise Terrace (Highland to Glenwood Addition, Block 72, Lot 6 S1/4 5, 0.31 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

18. ZC-11-080 City of Fort Worth Planning & Development (CD 9)- 1209 Blodgett Avenue (Weisenberger Addition #4, Block 4, Lot 28, 0.15 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

<i>Document received for written correspondence</i>				<i>ZC-11-080</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Wayne Crabtree	1221 Blodgett	In	Oppose		Letter of opposition

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

19. ZC-11-081 City of Fort Worth Planning & Development (CD 4)- 3012 Elinor Street (Harlem Gardens Addition, Lot 9A, 0.29 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.